

The Regular Meeting of the Troy City Planning Commission was called to order by Chair Waller at 7:32 p.m. on March 9, 2004, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Gary Chamberlain
Lynn Drake-Batts
Fazal Khan
Lawrence Littman
Thomas Strat
Mark J. Vleck
David T. Waller
Wayne Wright

Absent:

Robert Schultz

Also Present:

Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Allan Motzny, Assistant City Attorney
Kathy Czarnecki, Recording Secretary

Resolution # PC-2004-03-029

Moved by: Chamberlain
Seconded by: Strat

RESOLVED, That Mr. Schultz be excused from attendance at this meeting.

Yes: All present (8)
No: None
Absent: Schultz

MOTION CARRIED

2. MINUTES

Resolution # PC-2004-03-030

Moved by: Chamberlain
Seconded by: Vleck

RESOLVED, To approve the February 24, 2004 Special/Study Meeting minutes as published.

Yes: Chamberlain, Drake-Batts, Strat, Vleck, Waller
No: None
Abstain: Khan, Littman, Wright
Absent: Schultz

MOTION CARRIED

3. PUBLIC COMMENTS

There was no one present who wished to speak.

SITE CONDOMINIUM SITE PLAN

4. SITE PLAN REVIEW – Proposed Hidden Forest Site Condominium, 34 units proposed, South side of Wattles, East of Livernois, Section 22 – R-1C

Mr. Savidant presented a summary of the Planning Department report for the proposed Hidden Forest Site Condominium. The petitioner submitted two plan layouts and Mr. Savidant reported that the Planning Department prefers and recommends approval of the layout that provides a vehicular connection to Troywood, as shown on Sheet “CE2A”. He noted the petitioner prefers to provide an emergency access drive/walkway connection to Troywood rather than a vehicular connection, as shown on Sheet “CE2”.

The petitioner, Gary Abitheira of 178 Larchwood, Troy, was present. Mr. Abitheira said the residents who live at the end of Troywood have expressed concerns with increased traffic on Troywood and the safety of school children. Mr. Abitheira said those two concerns are the reason why he would prefer the layout that provides the emergency access drive/walkway connection to Troywood.

Discussion followed on traffic cut-through streets, future paving of Troywood, flow of traffic to/from Wattles Elementary School for picking up/dropping off school children, snow removal, and emergency access provisions.

Mr. Abitheira said he has filed an application with the MDEQ requesting that the designated wetlands area be mitigated in an area that would provide an area for the detention basin or road in the southeast corner of the site. He confirmed that the trees on the eastern property line would be preserved as best as possible, and that the site plan would be corrected to designate a concrete street.

Mr. Chamberlain suggested that an “eyebrow” be provided which could be removed when the street is connected.

Chair Waller opened the floor for public comment.

Akram Sidhom of 3853 Jennings, Troy, was present. Mr. Sidhom expressed concerns with the standing water and junk that has been on the property since it was cleared.

Scott Bosley of 3601 Jennings, Troy, was present. Mr. Bosley said that Jennings is currently used as a cut-through street during rush hour and expressed his concerns with an additional cut-through, traffic congestion and safety of school children should a connection be made to Troywood.

Dan McCatty of 3721 Jennings, Troy, was present. Mr. McCatty asked that the City pay attention to the proposed storm water drainage on the east side of the property. He said there is occasional flooding on Jennings, and noted that he pumps out the standing water on his property and neighboring properties. Mr. McCatty also asked that the site plan reflect the trees that the developer claims will remain on the property. Mr. McCatty expressed his concern with cut-through traffic and the safety of school children, and supported the suggestion to provide an "eyebrow" at the end of Troywood.

Chair Waller informed Mr. McCatty that the petitioner is required to abide by the City's Tree Preservation Plan requirements.

Chair Waller informed the residents that the determination made by the Planning Commission tonight is a recommendation to City Council, and encouraged them to address their concerns also to City Council.

The floor was closed.

Mr. Chamberlain said the aerial photographs of the property indicate that Troywood is wide enough to provide sidewalks should the road be paved in the future. Mr. Chamberlain proposed, in conjunction with the construction of the "eyebrow", that the City give priority to paving and providing sidewalks on Troywood from the proposed development to Bristol.

Mr. Miller reported that the property to the west of the proposed development was purchased by the City of Troy and deeded to the Drain Commission for a regional detention basin. He noted that Troywood would be reconstructed when the major storm sewer outlet is constructed in the future.

Mr. Miller reported that the provision of a road connection for emergency access is the preferred layout of the Fire Department. He noted the alternative emergency vehicle access, that also provides a pedestrian access, has been a recent consideration of the Fire Department for stub roads located throughout the City.

Resolution # PC-2004-03-031

Moved by: Chamberlain

Seconded by: Wright

RESOLVED, That the Planning Commission recommends to City Council, that the Preliminary Site Plan (Section 34.30.00 Unplatted One-Family Residential Development), as requested for Hidden Forest Site Condominium, including 34 units, located south of Wattles Road and east of Livernois Road, Section 22, within the R-1C zoning district be granted, subject to the following conditions:

1. The approved site plan is Sheet "CE2A" with the provision that the road at the east boundary to Troywood not be opened, but an "eyebrow" be put in so that a connection can be provided at the time that Troywood is completed. In the interim, the short strip shall be marked as EVA (Emergency Vehicle Access) to allow access of emergency vehicles.
2. The pavement for the subdivision is designated on the site plan as concrete and that the petitioner sign-off on that designation at tonight's meeting.

Discussion on the motion.

Mr. Vleck questioned the legality of the motion to include the type of pavement.

Mr. Motzny responded that the type of pavement could be included in the motion as a recommendation to City Council.

A short discussion followed with respect to the City policy and the responsible party for removing a temporary turnaround.

Mr. Strat expressed his concern with providing only one emergency vehicle access to a site having 34 units.

Vote on the motion on the floor.

Yes: Chamberlain, Drake-Batts, Khan, Strat, Waller, Wright

No: Littman, Vleck

Absent: Schultz

MOTION CARRIED

Mr. Vleck stated the amount of units in the proposed development requires two emergency vehicles accesses and approving the proposal with one emergency vehicle access creates an unsafe condition.

Mr. Littman agreed that it is important to provide two access points for the proposed development, and noted his concern that prospective new residents in the subdivision have no knowledge that the road would be opened in the future.

SITE PLANS

5. SITE PLAN REVIEW (SP 906) – Proposed Woodbridge Group & Enerflex Solutions, Proposed Engineering/Research Bldg., South side of Equity (Private), West of Maplelawn, Section 32 – M-1 / Consent Judgment

Mr. Savidant presented a summary of the Planning Department report for the proposed Woodbridge Group & Enerflex engineering/research building. Mr. Savidant reported that the potential future expansion of a warehouse, located on the south side of the building, is designated on the site plan for informational purposes only and would be required to come back for site plan approval. He noted that the site plan provides adequate parking with the warehouse expansion. Mr. Savidant reported that it is the recommendation of the Planning Department to approve the site plan as submitted.

Shawn Squires of Smith & Schurman Associates, 2550 Telegraph Road, Suite 108, Bloomfield Hills, architect for the project, was present. Mr. Squires stated that it is understood the warehouse addition would be subject to future site plan approval. He noted that the development is the proposed U.S. headquarters for the Woodbridge Group's engineering/research center. Mr. Squires confirmed the location of the dumpster enclosure.

Resolution # PC-2004-03-032

Moved by: Chamberlain

Seconded by: Wright

RESOLVED, That the Preliminary Site Plan Approval, as requested for the proposed Woodbridge Group & Enerflex Solutions, proposed engineering/research building, located on the south side of Equity Drive (Private), West of Maplelawn in section 32, within the M-1 Zoning District, and further controlled by a Consent Judgment be granted.

Yes: All present (8)

No: None

Absent: Schultz

MOTION CARRIED

6. SITE PLAN REVIEW (SP 464-B) – The Kresge Foundation Building Rebuild, Proposed Office Building, South side of Big Beaver, West of Coolidge (3215 W. Big Beaver), Section 30 – O-1

Mr. Savidant presented a summary of the Planning Department report for the proposed Kresge Foundation office building. Mr. Savidant noted that the petitioner is requesting a reduction of five parking spaces from the parking space requirements per Article 40.20.12 of the City of Troy Zoning Ordinance. Mr.

Savidant reported that it is the recommendation of the Planning Department to approve the site plan as submitted.

The petitioner, Ron Gagnon, Project Manager for The Kresge Foundation, of 3215 W. Big Beaver Road, Troy, was present. Mr. Gagnon said it is an exciting and eye opening opportunity to present the green initiative project to the City of Troy for approval. He said the project combines the preservation of the "little farm" in Troy with innovated new technology to create a new and expanded headquarters for The Kresge Foundation. Mr. Gagnon indicated the building program anticipates meeting a Gold LEED rating as well as Energy Star certification. Mr. Gagnon expressed his appreciation to the City for its cooperation and interest in the proposal. The project development team was introduced by Mr. Gagnon: They are Elizabeth Sullivan, Vice President of Programs, The Kresge Foundation; Joseph Valerio, Principal/Architect, Valerio Dewalt Train Associates; and Nils Vitso, Construction Project Manager, J. M. Olson Corporation.

Ms. Sullivan provided a brief historical background of The Kresge Foundation. The independent private foundation is among the top twenty private foundations in the U.S. with assets of \$2.5 billion. Ms. Sullivan provided information on the grants awarded nationally and internationally to non-profit organizations to support construction, renovation or purchase of real property. She said that given the Foundation's investment in the build environment, the Foundation became increasingly interested in the sustainable architecture and green building technology. Ms. Sullivan stated the staff of thirty has outgrown the current office structure and would like to remain in the City of Troy and make a commitment to the property.

A PowerPoint presentation given by Mr. Valerio highlighted the following:

- Project description
- Existing site plan
- Proposed site and landscape plans
- Farmhouse plan
- Courtyard plan
- Site sections of the proposed project
- Sustainable design descriptions
- Sustainable design strategies
- Project schedule

The floor was open for questions and comments. The Commission thanked the petitioner for the excellent presentation and expressed their desire to visit the project once it is completed.

Resolution # PC-2004-03-033

Moved by: Wright
Seconded by: Littman

RESOLVED, That the Planning Commission hereby approves a reduction in the total number of required parking spaces to fifty (50) when a total of fifty-five (55) spaces are required based on the off-street parking space requirements for office uses, as per Article 40.21.71. This reduction meets the standards of Article 40.20.12 and will assist The Kresge Foundation in minimizing the amount of storm water runoff on the site.

FURTHER RESOLVED, That the Preliminary Site Plan Approval, as requested for the proposed Kresge Foundation office building, located on the south side of Big Beaver Road, west of Coolidge in Section 30, within the Q-1 Zoning District be granted.

Yes: All present (8)
No: None
Absent: Schultz

MOTION CARRIED

ZONING ORDINANCE TEXT AMENDMENT

7. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (ZOTA 200) – Article 34.70.00 One Family Cluster Option

Resolution # PC-2004-03-034

Moved by: Chamberlain
Seconded by: Strat

RESOLVED, That the Planning Commission hereby tables and continues the Public Hearing to the April 13, 2004 Planning Commission Regular Meeting for Zoning Ordinance Text Amendment (ZOTA 200), Article 34.70.00 One Family Cluster Option.

Yes: All present (8)
No: None
Absent: Schultz

MOTION CARRIED

GOOD OF THE ORDER

Mr. Miller reported that City staff would be working with Mr. Gagnon and The Kresge Foundation to monitor and document the site as a learning tool for future proposals in the City.

Mr. Gagnon confirmed that City staff would be invited to participate in project meetings and informed of the development team's documentation and certification process. Mr. Gagnon said he welcomes the City's involvement and appreciates its interest in the project.

ADJOURN

The Regular Meeting of the Planning Commission was adjourned at 9:14 p.m.

Respectfully submitted,

David T. Waller, Chair

Kathy L. Czarnecki, Recording Secretary

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